

109.0

0006

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

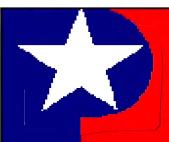
658,100 / 658,100

USE VALUE:

658,100 / 658,100

ASSESSED:

658,100 / 658,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		EVERGREEN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GNIAZDOWSKI JOLINE E
Owner 2:	GNIAZDOWSKI STEVEN M
Owner 3:	

Street 1: 35 EVERGREEN LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ORANGE ELIZABETH -

Owner 2: -

Street 1: 35 EVERGREEN LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6000.000		238,100				420,000		658,100						69810	
																						GIS Ref	
																						GIS Ref	
																						Insp Date	
																						03/04/09	

USER DEFINED

Prior Id # 1:	69810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	07:32:17
LAST REV Date	Time
10/04/21	10:22:21
jorourke	
8554	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ORANGE ELIZABET	1576-163	1	7/29/2021		738,000	No	No					
GRADWOHL JOEL--	1225-126		8/11/2000	Family		No	No	4				
	1071-80		7/1/1990		152,500	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/9/2004	475	Re-Roof	6,400						10/4/2021	SQ Returned	JO	Jenny O
9/5/2003	740	Manual	5,000					2 sets of brick st	9/16/2021	SQ Mailed	JO	Jenny O
									3/4/2009	Measured	372	PATRIOT
									1/31/2000	Meas/Inspect	264	PATRIOT
									9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 5	- Cape			Full Bath: 1	Rating: Average																														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																														
Foundation: 1	- Concrete			A 3QBth:	Rating:																														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																														
Prime Wall: 4	- Vinyl			A HBth:	Rating:																														
Sec Wall:				OthrFix:	Rating:																														
Roof Struct: 1	- Gable			OTHER FEATURES																															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																											
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
View / Desir:				Frl: 1	Rating: Average			Other																											
GENERAL INFORMATION				WSFlue:	Rating:			Upper																											
Grade: C - Average				CONDOS INFORMATION				Lvl 2																											
Year Blt: 1949	Eff Yr Blt:			Location:				Lvl 1																											
Alt LUC:				Total Units:				Lower																											
Jurisdict:				Floor:				Totals	RMs: 7	BRs: 2	Baths: 1	HB: 1																							
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL																							
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	2	M																							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Additions:																											
Prim Int Wal 1	- Drywall			Functional:				Kitchen:																											
Sec Int Wall:				Economic:				Baths:																											
Partition: T	- Typical			Special:				Plumbing:																											
Prim Floors: 3	- Hardwood			Override:				Electric:																											
Sec Floors:				Total:	26.4 %			Heating:																											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:																											
Subfloor:				Basic \$ / SQ: 110.00				COMPARABLE SALES																											
Bsmnt Gar: 1				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price																							
Electric: 3	- Typical			Const Adj.: 0.99989998																															
Insulation: 2	- Typical			Adj \$ / SQ: 148.485																															
Int vs Ext: S				Other Features: 78500																															
Heat Fuel: 2	- Gas			Grade Factor: 1.00																															
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																															
# Heat Sys: 1				NBHD Mod:																															
% Heated: 100				LUC Factor: 1.00																															
Solar HW: NO	Central Vac: NO			Adj Total: 323515																															
% Com Wal	% Sprinkled			Depreciation: 85408																															
Depreciated Total: 238107																																			
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:															
SPEC FEATURES/YARD ITEMS																PARCEL ID 109.0-0006-0013.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																		
More: N	Total Yard Items:				Total Special Features:																														
																Total:																			